

Community Development Advisory Board

April 16, 2025, Meeting Minutes

I. CALL TO ORDER & ROLL CALL

The Community Development Advisory Board (CDAB) met on April 16, 2025, at 12:30 PM, via a hybrid model including in-person (at 9 E. Vermijo Avenue, Colorado Springs, CO 80903) and the virtual Microsoft Teams Meeting platform. Board Chair, Mr. Tyler Stevens, called the meeting to order at 12:32 PM.

Roll Call

The Community Development Advisory Board members present were:

- Tyler Stevens (GMF) (Chair)
- Cindy Tompkins (Calhan/Ramah) (Vice Chair)
- Matt Buffington (D2)
- Tamara Estes (D4)
- Denise Howell (Manitou Springs)
- Madeline VanDenHoek (Monument)
- Todd Evans (Fountain)
- Samantha Padgett (Palmer Lake)

The Community Development Advisory Board members absent were:

- Emily Peacock (D3)
- Robert Null (D5)

Other persons present at the meeting were:

- El Paso County Commissioner, Cory Applegate (EPC Board of County Commissioners Liaison)
- Crystal LaTier (Executive Director, Economic Development Department)
- Luke Houser (Community Development Analyst for the CDBG, Economic Development Department & Staff Liaison)
- Randi Davis (Community Development Analyst for Housing, Economic Development Department)
- Natasha North (Project Manager, Economic Development Department)
- Samantha Kelly (Administrative Specialist, Economic Development Department)
- Ben Sheets (City Engineer, City of Fountain)

II. CONSIDERATION OF THE FEBRUARY AND MARCH 2025 MEETING MINUTES

Ms. Estes moved to approve the minutes from the February 19th and March 19th CDAB meetings, as presented, and upon a second by Ms. Howell, the motion passed unanimously.

III. OVERVIEW OF THE 2022-2026 CONSOLIDATED PLAN GOALS

Mr. Houser provided a comprehensive overview of the EPC 2022-2026 Consolidated Plan goals, as well as a detailed breakdown of EPC ED's progress towards the completion of these goals. Mr. Houser also stated that there were no negative Federal repercussions to not meeting these goals, and that these were directional guides for assisting in funding determinations. There were no questions or comments.

IV. 2025 PY CDBG APPLICATION LIST REVIEW

REVIEW APPLICATION UPDATES

During the March meeting, it was requested by the CDAB to inquire into the status of several applicants during this cycle including asking for additional clarification on their applications. During this time, Mr. Houser provided a detailed overview of applicants' replies to those CDAB inquiries – providing status updates to the Board.

APPLICATION LIST

Ms. Davis provided a comprehensive visual overview of the 2025 PY CDBG Application List, reviewing applicants' requested funding amounts. Mr. Houser indicated that since February Exponential Impact had withdrawn their application from consideration.

DISCUSSION OF REVIEWED APPLICATIONS

Utilizing the 2025 PY CDBG Application List, the CDAB began its review of the Public Service category first. Discussion about duplicative services being offered led the Board to review similarities between Silver Key and Porchlight Friends' applications. The Board chose to recommend Porchlight Friends, removing Silver Key's application from consideration. Upon request, Ms. LaTier provided clarification on ARPA and Opioid Council funding for all applicants, including concerns related to the expenditure of these funds.

Through this review, the Board determined that Serenity Recovery Connection and The Place

should be removed from consideration. For those remaining Public Service applicants, funding recommendations were granted for the minimum requested amounts and a standardized amount for Mt. Carmel Veterans Service Center.

The next category that the Board reviewed was Economic Development. It was determined that before additional funding should be granted within this category, it was important to complete EPC's current 2024 Economic Development project. The Board recommended not funding any applications within Economic Development for 2025.

The Board chose to congruently review the last two funding categories, Public Facilities/Infrastructure and Housing. It was determined that Brothers Redevelopment's application was important in meeting EPC's Consolidated Plan Housing Goals, as well as advancing aging in place initiatives on the housing continuum established between El Paso County and the City of Colorado Springs. The Board unanimously agreed to recommend fully funding Brothers' requested amount. Discussions were then limited to how to most effectively utilize the remaining 2025PY funds within Public Facilities/Infrastructure. With additional funds exceeding the minimum requested amounts, the Board determined that it would be the best course of action to recommend funding the total requested amounts of five Public Facilities/Infrastructure projects and 55-57% of the requested amounts of the two Hanover projects for their first time applying.

FINALIZE FUNDING RECOMMENDATIONS

Ms. Tompkins moved to approve the following list of 16 recommended activities for 2025 CDBG funding:

- Bring It Home, Inc. recommended award amount of \$20,000 for their project at Freedom Springs.
- Envida recommended award amount of \$20,000 for their project providing Transportation to Healthcare and other services.
- Mt Carmel Veterans Service Center recommended award amount of \$20,000 for their

Veterans Climb project.

- Porchlight Friends recommended award amount of \$20,000 for their Companionship Services project.
- Project Angel Heart recommended award amount of \$20,000 for their Home-Delivered Meals project.
- Project Diakonia recommended award amount of \$20,000 for their Vocational Training project.
- Special Kids Special Families recommended award amount of \$25,000 for their Zach's Place Service Expansion project.
- Tri-Lakes Cares recommended award amount of \$20,000 for their Direct Housing and Utilities Assistance project.
- City of Fountain recommended award amount of \$140,600 for their Luna Drive Street Improvements project.
- City of Manitou Springs recommended award amount of \$175,000 for their Pawnee Ave ADA project.
- Fountain Valley Senior Center recommended award amount of \$70,000 for their Lighting project.
- Hanover Community Church recommended award amount of \$86,179 for their Paving Project.
- Hanover School District recommended award amount of \$98,054 for their Community Park Electrical project.
- Manitou Art Center recommended award amount of \$40,700 for their ADA upgrade project.
- Town of Monument recommended award amount of \$100,000 for their Heart of Monument Playpark ADA project.
- Brothers Redevelopment, Inc recommended award amount of \$125,000 for their Home Repair program.

All projects may be reduced by up to 5%, depending on the final figures of the federal budget. Additionally, if there is surplus funding or an increase in allocation, the additional funds are to be distributed equally between the two Hanover projects. Upon a second by Ms. Padgett, the motion passed unanimously.

V. OTHER BUSINESS

2025 PY ALLOCATION DEBRIEF

Ms. LaTier provided additional guidance on the 2025 PY CDBG allocation, informing Board members of how and when these funds are traditionally disbursed.

2025 INCOME LIMITS

Mr. Houser provided information to the Board regarding the 2025 Income Limits update, indicating that the Average Median Income had increased by 8% since 2024. Mr. Houser indicated that he would send the Board this information via email after the meeting's conclusion.

NEXT STEPS

Ms. LaTier provided guidance to the Board on the next steps in the approval process; indicating that CDAB members would be kept informed about programmatic status updates and program comment periods, including when the BoCC would be meeting to approve the 2025 PY CDBG budget and when those recommendations would be submitted to HUD through the Annual Action Plan. Ms. LaTier also indicated that the next CDAB meeting would be October 22, 2025.

VI. ADJOURNMENT

April 16, 2025, CDAB meeting adjourned at 1:16PM.

Tyler Stevens, Chair of the Community Development Advisory Board, presided.

Public notice for this meeting posted online via the El Paso County Agenda Suite, April 9, 2025